178.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	939,100 / 939,100
					USE VALUE:	939,100 / 939,100
					ASSESSED:	939,100 / 939,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
280		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XIE WEI
Owner 2:	LI NING
Owner 3:	
Street 1:	280 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORRISON WILLIAM B & DORIS -
Owner 2:	-
Street 1:	280 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,068 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 2486 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5068.000	538,700		400,400	939,100
Total Card	0.116	538,700		400,400	939,100
Total Parcel	0.116	538,700		400,400	939,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.76 | /Parcel: 377.7

Legal Description

User Acct 120309

GIS Ref

GIS Ref

Insp Date 04/23/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 178.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	538,800	0	5,068.	400,400	939,200	939,200	Year End Roll	12/18/2019
2019	101	FV	401,500	0	5,068.	400,400	801,900	801,900	Year End Roll	1/3/2019
2018	101	FV	401,500	0	5,068.	337,500	739,000	739,000	Year End Roll	12/20/2017
2017	101	FV	401,500	0	5,068.	308,900	710,400	710,400	Year End Roll	1/3/2017
2016	101	FV	401,500	0	5,068.	263,100	664,600	664,600	Year End	1/4/2016
2015	101	FV	356,100	0	5,068.	228,800	584,900	584,900	Year End Roll	12/11/2014
2014	101	FV	214,600	0	5,068.	211,700	426,300	426,300	Year End Roll	12/16/2013
2013	101	FV	214,600	0	5,068.	201,400	416,000	416,000		12/13/2012

!13958!

PRINT

Date	Time
12/11/20	03:50:47

LAST REV

Date	Time
04/15/16	09:04:21

ekelly

13958

USER DEFINED

Prior Id # 1:	120309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISON WILLIA	53123-86		7/1/2009		418,000	No	No		
	13230-118		7/1/1977		38,700	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2013	1530	Manual	2,000	C				
7/3/2013	1010	Addition	188,885	O				
12/21/2011	1886	Manual	2,479					air sealing & insu
6/8/2001	388	Porch	3,000	C				REBUILD SIDE ENTRY

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2014	Meas/Inspect	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
1/29/2014	Info Fm Prmt	EMK	Ellen K
3/14/2009	Inspected	345	PATRIOT
12/16/2008	Measured	336	PATRIOT
12/22/1999	Meas/Inspect	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5068		Sq. Ft.	Site		0	70.	1.13	7									400,428						400,400	

Total AC/HA: 0.11635 | Total SF/SM: 5068 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 400,428 | Spl Credit | Total: 400,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN/WITH RED BRI		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11267734
Const Adj.:	0.99445504
Adj $ / SQ:	138.313
Other Features:	125122
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564718
Depreciation:	25977
Depreciated Total:	538741

COMMENTS

SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	3	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

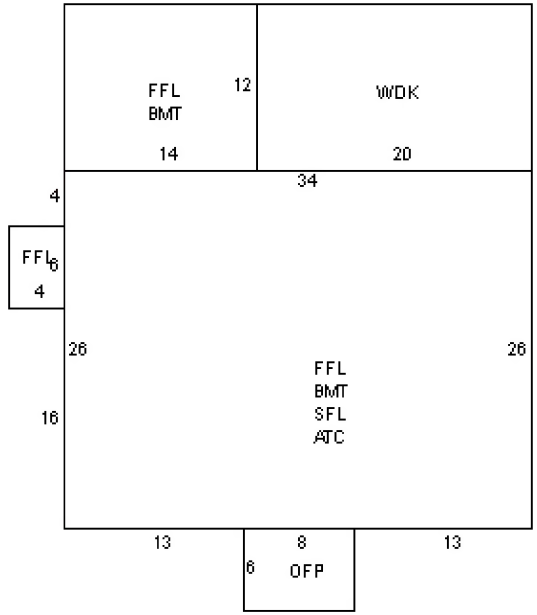
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.14
Special Features:	0	Val/Su Net:	149.27
Final Total:	538700	Val/Su SzAd	237.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,076	138.310	148,825
BMT	Basement	1,052	66.390	69,843
SFL	Second Floor	884	138.310	122,269
ATC	Attic	309	138.310	42,794
WDK	Deck	240	10.110	2,426
OFP	Open Porch	48	43.760	2,100
	Net Sketched Area:	3,609	Total:	388,257
Size Ad	2269.3999	Gross Are	4184	FinArea 2486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1960	0.00	T	40	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc